



Minutes of the Workshop and Regular Meetings of the
Planning and Zoning Commission
of the City of Bryan, Texas
on Thursday, August 17th, 2006 at 5:00 p.m.
Room 305/City Council Chambers
Bryan Municipal Building
300 South Texas Avenue

Disclaimer: *The meeting minutes herein are a summarization of meeting proceedings, not a verbatim transcription.*

1. WORKSHOP SESSION – ROOM 305

Chairperson Hughes called the workshop meeting to order at 5:06 p.m.

Commission members present were: Mr. Michael Beckendorf, Mr. Johnny Bond, Mr. John Clark (Vice Chairperson), Mr. Randy Haynes (Parliamentarian), Mr. Robert Horton, Mr. Art Hughes, Mr. G.H. Jones, Mr. Don Maxwell, and Mr. Michael Parks.

Commission members absent were: none.

Staff members present were: Mr. Kevin Russell, Director of Development Services; Ms. Lindsey Guindi, Planning Manager; Mr. John Dean, Transportation Planner; Mr. Martin Zimmermann, Project Planner; Ms. Janis Hampton, Assistant City Attorney; and Ms. Charmaine McKinzie, Planning Recorder.

A. REZONING OF COULTER FIELD TO A PLANNED DEVELOPMENT.

There was general discussion about the creation of a Planned Development District that would include the grounds of Coulter Field Airport.

B. REVIEW OF AGENDA FOR REGULAR PLANNING AND ZONING COMMISSION MEETING OF August 17, 2006 (No action will be taken).

John Dean, Transportation Planner, informed the Commission that the applicants of Alley Closing AC06-02 and Street Closing SC06-04 (items 5.C. and 5.D. on the Consent Agenda) have submitted evidence showing that these rights-of-way were abandoned in the early 1900s. Therefore, consideration of these requests is no longer necessary.

Martin Zimmermann, Project Planner, informed the Commission that the applicant for a request to change the zoning classification on 6.47 acres located at the south end of Ashford Hills Drive (Rezoning RZ 06-18) had withdrawn their request. The case was considered closed.

C. COMMISSION/STAFF CONCERNS.

Miscellaneous Commission and staff concerns were discussed.

Without objection, Chairperson Hughes adjourned the workshop meeting at 5:58 p.m.

2. REGULAR MEETING (COUNCIL CHAMBERS) – CALL TO ORDER

Chairperson Hughes called the regular meeting to order at 6:08 p.m.

Chairperson Hughes announced that agenda item number 9, a request to change the zoning classification on 6.47 acres located at the south end of Ashford Hills Drive (Rezoning RZ 06-18), had been withdrawn by the applicant. Mr. Hughes stated that the case was considered closed and that there would be no public hearing on the matter.

3. CITIZENS TO BE HEARD

No one came forward.

4. RECOGNITION OF AFFIDAVITS FILED IN RESPONSE TO STATE LAW ON DISCLOSURE OF LOCAL OFFICIAL'S CONFLICT OF INTEREST

There were none.

5. CONSENT AGENDA

A. Approval of the regular meeting minutes of July 20, 2006.

B. Approval of special meeting minutes of July 27, 2006.

C. Consideration – Alley Closing AC06-02

A request to close a 250 foot long by 20 foot wide alley in Block 107 of the Bryan Original Townsite, Bryan, Brazos County, Texas.

D. Consideration – Street Closing SC06-04

A request to close a 250 foot long by 80 foot wide unimproved segment of West 17th Street right of way between North Bryan Avenue and the railroad tracts located in the Bryan Original Townsite, Bryan, Brazos County, Texas.

Commissioner Maxwell moved to remove items 5.C. and 5.D. from the Consent Agenda and approve the remaining items on the Consent Agenda. Commissioner Jones seconded the motion, and the motion passed with a unanimous vote.

6. PUBLIC HEARING/CONSIDERATION – Planning Variance PV 06-19

A request for variance to allow a lot in a 'C-2' Retail District to be only 149.9 feet in depth on property at 3514 East 29th Street, occupying 0.344 acres in Richard Carter League – Abstract No. 8 in Bryan, Brazos County, Texas.

Mr. Martin Zimmermann, Project Planner, presented a staff report (on file in the Development Services Department). Mr. Zimmermann informed the Commission that the applicant is proposing to have this property represented on a new one-lot subdivision plat (GestHand Capital Addition). Lots in 'C-2' Retail Districts are generally required to be at least 200 feet in depth. The subject property is proposed to be only 149.9 feet in depth. Mr. Zimmermann stated that staff recommends approval of the requested variance. Staff contends that granting the variance will not be detrimental to the public health, safety or welfare, or materially injurious to properties or improvements in the area or to properties abutting the subject property.

The public hearing was opened.

No one came forward.

The public hearing was closed.

Commissioner Jones moved to approve Planning Variance PV06-19, accepting the findings of staff. Commissioner Beckendorf seconded the motion, and the motion passed with a unanimous vote.

7. PUBLIC HEARING/CONSIDERATION – Planning Variance PV 06-20

A request for variance to allow a lot in a 'C-2' Retail District to be only 14,971 square feet in size on property at 3514 East 29th Street, occupying 0.344 acres in Richard Carter League – Abstract No. 8 in Bryan, Brazos County, Texas.

Mr. Zimmermann presented a staff report (on file in the Development Services Department). Mr. Zimmermann informed the Commission that the applicant is requesting a variance from the minimum 20,000-square foot lot area requirement to be able to represent this site on a proposed subdivision plat (GestHand Capital Addition). Mr. Zimmermann stated that staff recommends approval of the requested variance. Staff contends that granting the requested variance will not be detrimental to the public health, safety or welfare, or materially injurious to properties or improvements in the area or to properties abutting the subject property. Staff believes that creation of this one substandard lot will still allow reasonable development with small-scale retail commercial uses in this particular environment where several developed lots exist that do not appear to meet today's minimum lot area requirements.

The public hearing was opened.

No one came forward.

The public hearing was closed.

Commissioner Clark moved to approve Planning Variance PV06-20, accepting the findings of staff. Commissioner Beckendorf seconded the motion, and the motion passed with a unanimous vote.

8. PUBLIC HEARING/CONSIDERATION – Planning Exception PE 06-06

A request for an exception from standards requiring installation of a 5-foot wide sidewalk in conjunction with the subdivision of property at 3514 East 29th Street, occupying 0.344 acres in Richard Carter League – Abstract No. 8 in Bryan, Brazos County, Texas.

Mr. Zimmermann presented a staff report (on file in the Development Services Department). Mr. Zimmermann stated that staff recommends denial of the requested exception. In this particular case, staff believes that strict application of the requirement to install a sidewalk in front of this property does not deprive the applicant of the reasonable use of the land. Staff believes that, in the long-term, continued application of the requirement to install sidewalks in conjunction with new developments and redevelopment will promote the general welfare of the entire community, by providing improved walkways adjacent to thoroughfares.

The public hearing was opened.

Ms. Sharon Anderson, of 2304 Cindy Lane, Bryan, Texas, came forward to speak in opposition to the request. She stated her belief that a sidewalk at this location is necessary.

The public hearing was closed.

Commissioner Parks moved to deny Planning Exception PE06-06, accepting the findings of staff. Commissioner Jones seconded the motion, and the motion passed with a unanimous vote.

9. PUBLIC HEARING/CONSIDERATION – Rezoning RZ 06-18

A request to change the zoning classification from a combination of 'RD-5' Residential District – 5000 & 'C-3' Commercial District to 'C-3' Commercial District on 6.47 acres of land out of the Zeno Phillips League No. 7 – Abstract No. 45, located at the south end of Ashford Hills Drive, approximately 290 feet southwest from its intersection with Finfeather Road in Bryan, Brazos County, Texas.

Chairperson Hughes reiterated that this item had been withdrawn by the applicant and that there would be no public hearing on the matter.

10. PUBLIC HEARING/CONSIDERATION – Rezoning RZ 06-19

A request to change the zoning classification from 'RD-5' Residential District – 5000 to 'C-3' Commercial District for 4.71 acres of land in Lot 18, Block 19, Tract 276 out of the Stephen F Austin Survey, located in the 2700 block of East State Highway 21 in Bryan, Brazos County, Texas.

Mr. John Dean, Transportation Planner, presented a staff report (on file in the Development Services Department). Mr. Dean stated that staff recommends approval of the proposed rezoning to 'C-3' Commercial District. Staff contends that commercial uses at this location will promote a uniform pattern of land use along State Highway 21 East. Mr. Dean added that this request is in conformance with the City of Bryan's Future Land Use Plan, which designates this property for retail/commercial use.

The public hearing was opened.

Ms. Doris Smith, applicant, of 2901 Tennessee Avenue, Bryan, Texas came forward to speak in favor of the request.

The public hearing was closed.

Commissioner Bond moved to recommend approval of Rezoning RZ06-19, accepting the findings of staff. Commissioner Horton seconded the motion, and the motion passed with unanimous vote.

11. PUBLIC HEARING/CONSIDERATION – Rezoning RZ 06-28

A request to change the zoning classification from ‘C-3’ Commercial District to ‘RD-5’ Residential District – 5000 on Lots 1 and 2 in Block 215 of the Bryan Original Town site, located at the northeast corner of West Martin Luther King Jr. and North Congress Streets in Bryan, Brazos County, Texas

Mr. Zimmermann presented a staff report (on file in the Development Services Department). Mr. Zimmermann stated that staff recommends approval of the proposed rezoning to ‘RD-5’ Residential District – 5000. This property is adjoined on three sides by existing residential uses. Land located north along West 18th Street is already zoned ‘RD-5’ Residential District – 5000. Staff believes that ‘RD-5’ zoning on the subject property will have no adverse effects on nearby properties and may even prevent the emergence of intense commercial use at this particular location in close proximity to Neal Elementary School.

The public hearing was opened.

Mr. Gregory Taggart, applicant, of 2551A Texas Avenue South, College Station, Texas, came forward to speak in favor of the request.

The public hearing was closed.

Commissioner Maxwell moved to recommend approval of Rezoning RZ06-28, accepting the findings of staff. Commissioner Jones seconded the motion, and the passed with a unanimous vote.

12. ADJOURNMENT

Without objection, Chairperson Hughes adjourned the meeting at 6:08 p.m.

These minutes shall serve as the official findings of the City of Bryan Planning and Zoning Commission, as approved on this the 12th day of **October, 2006**.

Art Hughes, Chairperson
Planning and Zoning Commission
City of Bryan, Texas

Lindsey Guindi, Planning Manager and
Secretary to the Planning and Zoning Commission